Two, three & four wheeler Parking Lot at Various Bus Stations of BMTC

through Smart Parking Technology system.

TENDER NOTIFICATION NO: 5/2026-27 DTD:18.05.2026

DATE:10.06.2026

Response to the Queries/Amendment

Sl.no	Tender Clause	Tender Document	Bidder quires/Request for Modification	Remarks
1	Clause 6.1.A Eligibility Criteria	The Tenderer/Bidder should be a business entity as provided in pre-qualification and should be either a proprietorship Firm, or company, or partnership firm, or Limited Liability Partnership firm or registered society which is registered under the relevant statutory law.	BMTC May kindly consider permitting participation through consortium arrangements under this tender. Further, BMTC may kindly specify the terms and conditions and documentation requirement applicable to such arrangement.	Refer amendment
2	Clause 15	Annual Escalation: 1. Annual Escalation for Minimum Guarantee Revenue means the predetermined annual increase in the Minimum Guarantee Revenue amount, at a specified percentage, as stated in the Tender Document, which the successful bidder is required to pay to the authority for each successive year of the contract period. 2. Shanthinagar MLCP: There shall be annual escalation of 10% every calendar year w.e.f 1st of January every year over the license fee of the previous year. However, in	Since the tender is already structured on a revenue sharing model with MGR protection to BMTC, annual escalation on MGR may kindly be deleted. Alternatively escalation may be linked only to actual growth in parking revenue and not on fixed MGR	Tender conditions prevails

		the first year the escalation in the license fee shall be limited @ 1% per month for every completed month up to 31st December subject to maximum of 10% and subsequently in the same manner during the extension of this License agreement, if any. 3. Kalasipalya Bus station: There shall be annual escalation of 5% every calendar year w.e.f 1st of January every year over the license fee of the previous year. However, in the first year the escalation in the license fee shall be limited @ 0.5% per month for every completed month up to 31st December subject to maximum of 5% and subsequently in the same manner during the extension of this License agreement, if any.		
3.	Clause 1(g), Clause 2, Clause 12(f), Clause 14	**Clause 1 (g):** The selection will be on the basis of highest percentage of the shared revenue quoted per month including GST. **Clause 2:** The License fee shall be including of the GST & Corporation Tax. All statutory liabilities and other taxes, duties levies and penalties, if any payable to Central Government, State Government, Local body/authorities etc., shall be borne by the licensee. It is the responsibility of the licensee to obtain necessary permission from local	Kindly clarify whether Revenue Sharing /MGR is inclusive or exclusive of GST with a detailed illustrative example. Also clarify whether GST shall be under forward charge or Reverse Charge mechanism.	**MGR mentioned in the tender Document is excluding GST** & it is clearly mentioned in the tender document. However Bidder shall Quote the percentage of the shared revenue quoted per month including GST as mentioned in the tender document.

		bodies. **Clause 12(f):** All applicable GST, TCS (Tax Collected at Source), and other statutory levies shall be paid by the Licensee over and above the license fee **Clause 14:** Minimum Guarantee Revenue: The fixed minimum amount that a bidder has to pay to the tendering authority during the contract period, irrespective of the actual revenue generated from the project or service. i. Shanthinagar MLCP: Rs.3.5 lakhs (Three Lakhs Fifty Thousand Rupees only) (Excluding GST) of Minimum Guarantee Revenue per month. ii. Kalasipalya Bus station: Rs.1 Lakhs (One Lakh Rupees only) (Excluding GST) of Minimum Guarantee Revenue per month.		
4	Clause 10	Security Deposit: Security Deposit amount shall be 11(eleven) times of per month License Fee quoted by the Licensee. The Licensee can deposit the Security Deposit amount through online payment methods like NEFT/ RTGS in favour of the Chief Accounts	Kindly reduce security deposit requirement from 11 months to 3 months equivalent MGR/License fee.	Tender conditions prevails

		Officer, BMTC payable at Bengaluru.		
5	Clause 12	Operational withdrawals subject to BMTC approval.	Kindly define operational expenditure limits clearly and allow automatic operational withdrawals for approved heads approvals. The operator must be able to withdraw any amount in excess of the MGR for smooth parking operations.	Tender conditions prevails
6	Clause 11(b) & Clause 26	**Clause 11(b): Area**: a. The parking area shown in this tender document is indicative and BMTC reserves right to increase or decrease the Parking area on pro-rata charges per sq.ft up to 25%. The rent chargeable is on the actual measured area and will be jointly measured by BMTC Civil Dept and Licensee. b. As & when commercial/Office Space is allotted to other single agency/Gov't department in the respective bus stations, corresponding area of parking space will be reduced. This will be done by giving 15 days notice to the parking space Licensee. The Licensee shall give an undertaking in this regard before entering into an agreement. **Clause 26:** During the tenure of the agreement if it appears to the licensor that the space is	In case of reduction of parking area, MGR and Revenue shall be proportionately reduced. Further, minimum 90 days notice may kindly be provided.	Tender conditions prevails

		required for the use of LICENSOR for its development works, the LICENSOR will issue two month's advance notice to the LICENSEE and the LICENSEE have to vacate the allocated open space by removing its belongings.		
7	Clause 16(e)	The Licensor shall have the right to terminate the license giving one month notice without assigning any reason thereof.	Kindly Modify to provide termination only for material breach after due cure period of minimum 60days	Tender conditions prevails
8	Clause 12.6(b)	Failure to maintain the prescribed minimum balance or to route revenues through the Escrow Account shall attract a penalty of Rs. 50,000 per day of non-compliance.	Kindly reduce the penalty and provide a reasonable cure period before levy.	Tender conditions prevails
9	Clause 20(c)	The Dashboard and its underlying data infrastructure shall not be accessible to the Licensee for modification. Any configuration changes to the Dashboard shall require BMTC's prior written approval.	Kindly allow operational -level configurable access to the licensee or report formats and operational dashboards.	Tender conditions prevails
10	Clause 29	The licensee shall not display or exhibit any advertisement or place in any part of the interior or exterior walls of the Parking Lot other than those permitted by the Licensor	BMTC may kindly permit the operator to execute and display advertisements within parking premises, entry/exit areas, compound walls, kiosks, digital display, gantries and other approved locations through digital screens, kiosks, compound wall, boom barriers LED boards and branding structures without additional revenue share or charges payable to BMTC.	Tender conditions prevails
11	Clause 5(g) page 3	The Licensee shall submit the original copies of the documents as detailed in Para. 4(d) for	Kindly clarify the reference to para 4(d), since para 4(d) pertains to establishment of central control	The Licensee shall submit the original copies of the documents as detailed in Para. 5(C) for verification

		verification before entering into an agreement.	room/helpdesk infrastructure and not document submissions	before entering into an agreement.
12	Clause 6	The Tenderer should establish their competence and capacity based on the following qualification criteria: The Tenderer should be in similar business of managing Parking Lots for any Central/State Govt. Department / its agencies, PSUs/ private organizations or institutions for atleast 02 project (with 100 slots minimum) in the last 3 (three) years (i.e Financial Years 2022-23, 2023-2024 & 2024-25).	Considering the scale and sensitivity of operations at major BMTC terminals, eligibility criteria may kindly be enhanced to require experience of at least 03 smart Parking projects involving management of significant 2W and 4W parking inventory using automated parking systems.	Tender conditions prevails
13	Clause 9(a)(iii), Page 5	Evaluation criteria: Evaluation Criteria (Revenue Share Model) means the method specified in the tender terms and conditions under which bids are evaluated based on the percentage of revenue share quoted by bidders, with the bidder offering the highest percentage of revenue share (H1) being considered for selection, subject to meeting all other eligibility and technical requirements and payment of minimum guarantee revenue.	Kindly Clarify the methodology and rationale adopted for arriving at the Minimum Guarantee revenue (MGR) for each site.	Tender conditions prevail
14	Clause 6.5, page 4	The Tenderer should submit IT returns of atleast 1 year out of last 3 financial years (2022-23, 2023-2024 & 2024-25) The Licensee shall upload the copy of Income	BMTC may consider strengthening financial eligibility requirements.	Tender conditions prevail

		Tax Returns (any one year out of last 3 Financial years)		
15	Clause 12(j), Page 6	The Licensee shall pay applicable service tax, electricity charges/water chargers along with monthly license fee/quoted amount. Delay and part payment shall lead to penal interest at 24% per annum.	Kindly Clarify whether electricity and water charges are payable directly to BESCOM/BWSSB or through BMTC. Further, kindly clarify whether separate utility meters/sub-meters shall be installed for parking facilities. It is requested that BMTC provide sub-meters at its own cost, while the Licensee pays consumption charges based on actual meter readings.	Tender conditions prevails
16	Clause 12.1(c), Page 6	Cash handling, if permitted by BMTC at all, shall be strictly limited (not exceeding 5% of monthly collections), fully reconciled, and deposited in the Escrow Account within 24 hours of collection.	Kindly clarify the consequences if cash collections exceed 5% of monthly collections. It is requested that the threshold be revised to 15% with a reasonable rectification mechanism.	Refer amendment
17	Clause 12.2(b), Page 7	The Escrow Account shall be a joint-signatory account in the name of 'BMTC-[Licensee Name]-Parking Escrow A/c', requiring co-authorisation by BMTC's nominated officer for any withdrawal above the operational threshold defined	Kindly clarify whether the term refers to "operational threshold" or "operational expenses". Further, it is requested that the Licensee be permitted to withdraw any surplus amount over and above BMTC's entitlement towards MGR or Revenue Share, whichever is higher, without requiring repeated approvals.	Refer amendment
18	Clause 34, page 14	In case the premises is destroyed or damaged by natural calamity or riot or civil disturbances or war or by dept civil work so as to make it unfit for use by the Licensee, the license shall stand terminated automatically.	In such events, there shall be suspension/waiver of license fee and MGR obligations during the affected period. Further, since all civil works are undertaken only after approval of BMTC and under BMTC Supervision, liability should not be solely shifted to the Licensee, appropriate relief, extension of license period, or	Refer amendment

			proportionate compensation may kindly be considered for loss of business, assets and infrastructure.	
19	Clause 46- Dispute resolution	Dispute Resolution: In case of any dispute or differences arises on the terms and conditions of the tender or contract as the case may be, the matter shall be referred to Managing Director, BMTC, whose decision shall be final and binding on both the parties.	It is requested that disputes be resolved through mutual consultation between BMTC and the Licensee at senior management level before intimation of formal proceedings.	Tender conditions prevail
20	Clause 47- jurisdiction	Jurisdiction: Any litigation arising out of the said contract would be restricted to the exclusive jurisdiction of Bengaluru City civil courts	It is requested that disputes be resolved through Arbitration under the Arbitration and Conciliation Act	Tender conditions prevail
21	Clause 48, Page 14	The Selected License shall allow the space of 40'*10'=400sq.ft is to be reserved for free parking of BMTC staff vehicles (two wheelers).	Kindly clarify whether the reserved area of 400sq.ft for BMTC staff parking shall be excluded from the chargeable/operational parking area while determining MGR obligations. Suitable proportional reduction in MGR may kindly be considered.	Refer Amendment
22	Clause 50, Page 14	Licensee has to provide the space for 02 (two) Wheeler/Three wheeler at free of cost for physically handicapped person or 2% of the total available parking space.	Kindly clarify whether the reserved free parking space for differently-abled users shall be excluded from the commercially chargeable/operational parking area while determining MGR. Suitable proportional reduction in MGR may kindly be considered.	Tender conditions prevail
23	Clause 51, Page 14	The remaining parking space in the said premises is reserved to the building office space occupants as free car parking facility. The bidders have to inspect the actual tendered space before	BMTC may kindly provide the exact number of practical and operable 2W,3W and 4W parking slots available at Shanthinagar and Kalasipalya terminals after accounting for circulation aisls, turning radius, fire access, entry/exit	Tender conditions prevails

		submission of their bids without fail.	movement, reserved spaces and operational; requirements.	
24	Parking tariff Structure	Parking tariff structure not specifically defined in tender.	Kindly Clarify whether parking tariff shall be determined by BMTC or by the Licensee. In case tariff determination is left to the Licensee, BMTC may kindly prescribe a minimum and maximum tariff band or an approved tariff framework with provision for periodic revision based on inflation, operational costs, and market conditions.	Tender conditions prevails
25	Additional Clause request	No Provision presently available	Kindly Permit installation and operation of EV Charging Stations at the Licensee's own cost.	Tender conditions prevails
26	Additional Clause request	Not Specified	The Licensee may be permitted to enter into agreements/JVs with EV manufacturers or EV charging infrastructure providers.	Tender conditions prevails
27	Additional Clause request	Not Specified	Bmtc may kindly issue a deemed NOC in the agreement enabling Licensee to obtain BESCOM electricity connection for EV charging stations at applicable commercial/EV tariff.	Tender conditions prevails
28	Additional Clause request	Not Specified	The licensee may be permitted to install hydraulic/pneumatic stack parking systems at suitable locations with prior approval.	Tender conditions prevails
29	Additional Clause request	Not Specified	The Licensee may be permitted to obtain water, internet and utility connections directly from concerned authorities at own cost.	Tender conditions prevails
30	Additional Clause request	Not Specified	The Licensee may be permitted to offer monthly parking subscriptions to offices, nearby businesses, and automobile sector entities for parking purposes only.	Tender conditions prevails

31	Additional Clause request	Not Specified	BMTC may kindly coordinate with relevant authorities to establish and enforce"No Parking Zones" within approximately 2km radius around the parking premises under this tender notification.	Tender conditions prevails
32	Additional Clause request	Not Specified	The Licensee may be permitted to provide value-added commuter services including vehicle assistance, battery support, air filling, automated car wash, lockers and mobility services etc without additional charges payable to BMTC.	Refer Amendment
33	Additional Clause request	Not Specified	30% of advertisement inventory/display duration may be reserved free of cost for BMTC public awareness campaigns and announcements.	Tender conditions prevails
34	Additional Clause request	Not Specified	The Licensee may be permitted to enter into JV/Revenue Sharing arrangements with reputed advertising agencies and technology providers.	Refer Amendment
35	Additional Clause request	Not Specified	Kindly provide exclusive parking operating rights within notified BMTC premises and prevent unauthorised parking operations around terminals.	Tender conditions prevails
36	Additional Clause request	Not Specified	Force majeure events, major civil works, metro construction, public protests or closure impacting parking usage for more than 15 days should qualify for proportionate waiver/reduction of MGR obligations.	Tender conditions prevails
37	Additional Clause request	Not Specified	BMTC may kindly provide detailed floor drawings, circulation layouts, entry/exit configurations and site specifications for all parking locations, including the exact number of practical and operable 2W/3W/4W parking	Tender conditions prevails

			slots available after accounting for space reserved for BMTC staff 2-wheelers (400 sq./ft), differently-abled users (-2% of the space), office occupants, circulations aisles, turning radius, fire access, ramps and other operational requirements.	
38	Additional Clause request	Not Specified	Since a significant portion of Smart Parking Infrastructure components including ANPR cameras, PMS hardware, automated barriers, FASTAG systems, sensors and related equipment may require import procurement and integration, BMTC may kindly extend the implementation timeline from 3 months to 6 months for installation, testing, integration and commissioning.	Tender conditions prevails

Sd/-

Chief Traffic Manager (Com)

BMTC